

Superfund Sites Work for Communities:

*A Look at the Beneficial Effects of Superfund
Redevelopment in EPA Region 10*



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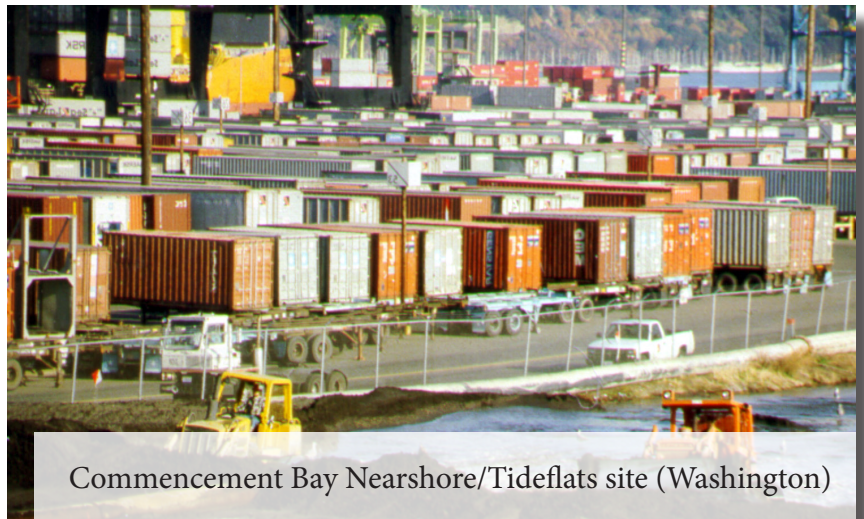
Preface

Every day, EPA's Superfund program makes a visible difference in communities nationwide. The revitalization of communities affected by contaminated lands is a key part of Superfund's mission, delivering significant benefits one community at a time, all across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to the economic vitality of these communities by supporting the return of sites to productive use. These regional reports highlight these community-led efforts in action, as EPA launches a new era of partnerships and works toward a sustainable future.

Introduction

EPA Region 10 states and tribes – Alaska, Idaho, Oregon, Washington and 271 native tribes – are widely known for their remarkable scenery and deep ties to maritime industries, mining, metal refining, timber, and petroleum exploration and production. The region's beauty, history and economic strength continue to attract new residents and visitors from across the country. Local governments, state agencies and diverse organizations in these western states work hard to help older, smaller communities remain vibrant while planning carefully to accommodate growth in major cities and suburbs. A key part of this work focuses on finding new uses for old industrial, timber and mining sites, including Superfund sites. The Superfund program in EPA Region 10 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites can often restore value to site properties and surrounding communities that have been negatively affected by contamination. Site reuse can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Reuse of Superfund sites can yield other important social and environmental benefits for communities as well. Through the Superfund Redevelopment Initiative (SRI), EPA Region 10 helps communities reclaim cleaned up Superfund sites. Factoring in future use of Superfund sites as part of the cleanup process helps pave the way for their safe reuse. In addition, EPA Region 10 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 10 also works to ensure that businesses on properties cleaned up under the Superfund program can continue operating safely during site investigations and cleanup. This enables these businesses to remain as a source of jobs for communities.



Commencement Bay Nearshore/Tideflats site (Washington)

The results are impressive. Superfund sites across the Pacific Northwest are now the location of industrial parks, large port operations, resorts, public service providers and neighborhoods. Many sites continue to host industrial operations such as large-scale manufacturing facilities as well as military operations. Others are now nature preserves, parks and recreation facilities. On-site businesses and organizations at current and former Region 10 Superfund sites provide an estimated 2,815 jobs and contribute an estimated \$138 million in annual employment income for Region 10 residents. Restored site properties in Region 10 generate nearly \$3 million in annual property tax revenues for local governments.

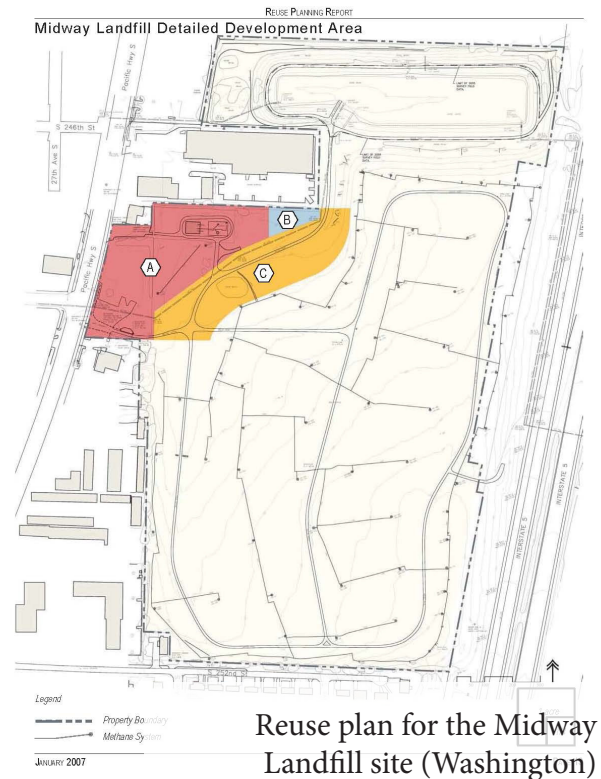
This report looks at how EPA is making a difference in communities by helping return Superfund sites to safe and productive use. In particular, the report reviews some of the beneficial effects of Superfund reuse activities at current and former Superfund sites as well as the land values and property taxes associated with Superfund sites returned to use following cleanup.

Support for Superfund Reuse

EPA Region 10 is committed to making noticeable differences in communities through the cleanup and reuse of Superfund sites. In addition to protecting human health and the environment through the Superfund program, EPA Region 10 partners with stakeholders to encourage reuse opportunities at Superfund sites. EPA Region 10 helps communities and cleanup managers consider reuse during cleanup planning and evaluate remedies already in place to ensure appropriate reuse at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental and economic sustainability.

Specific reuse support efforts in EPA Region 10 include:

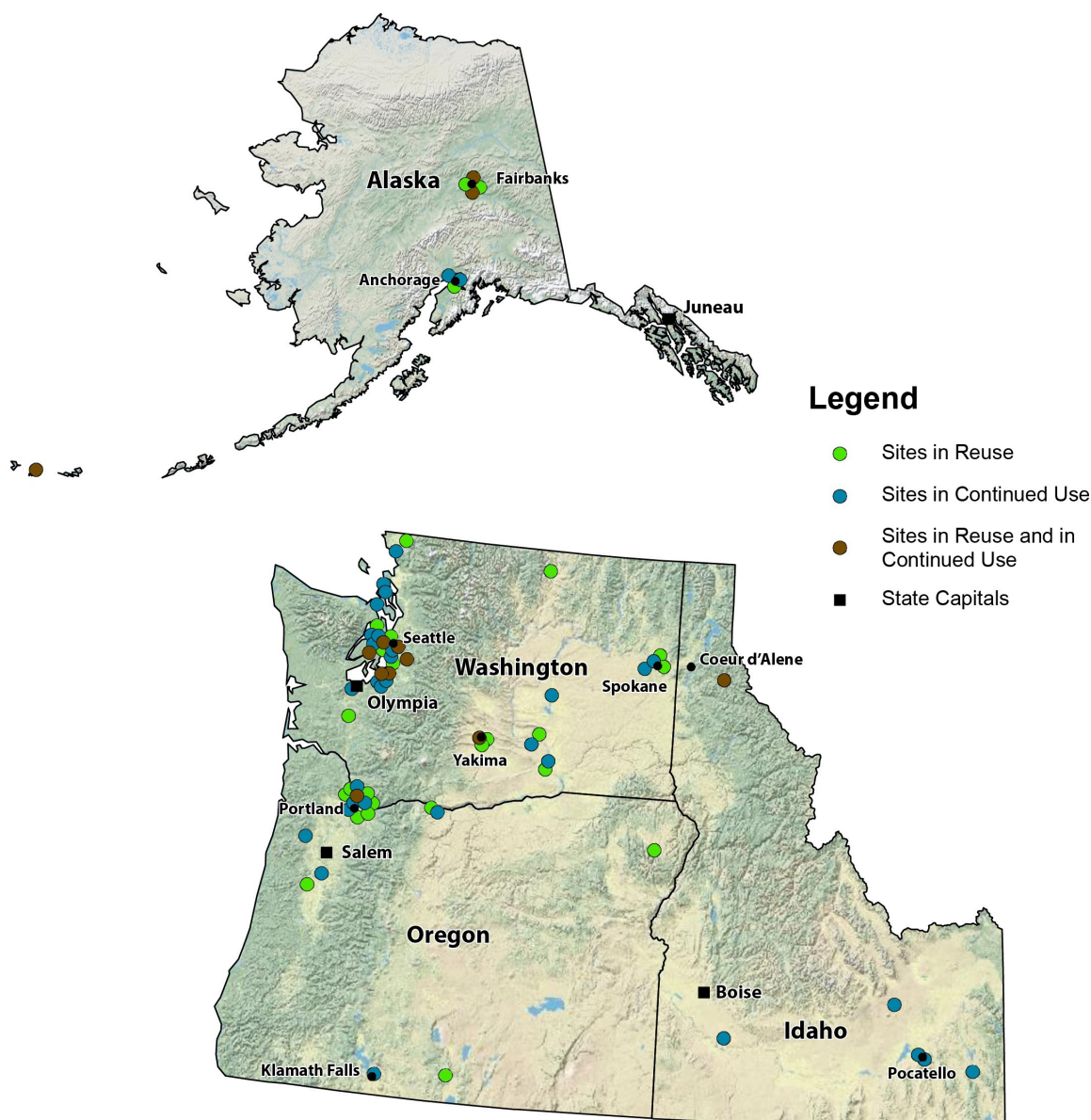
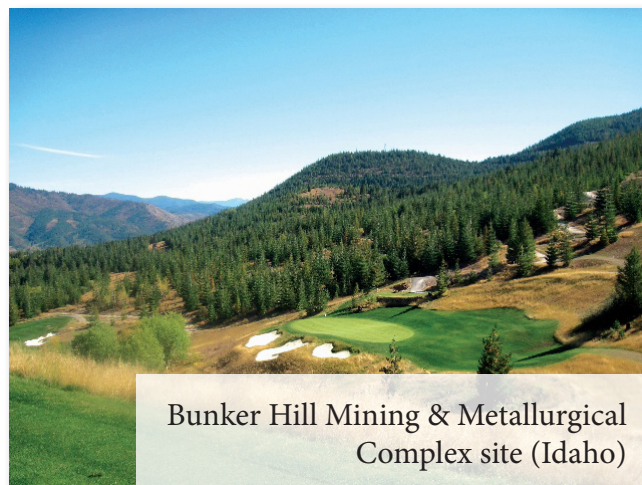
- Identifying and evaluating local land use priorities to align these priorities with site cleanup plans through the reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 10 communities and EPA find the right tools to move reuse forward at sites.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns related to Superfund site reuse through development of educational materials, comfort letters, developer agreements and environmental status reports that provide information about the appropriate use of sites. These reports, which provide information about the appropriate use of sites, are known as Ready for Reuse (RfR) Determinations.
- Supporting partnerships with groups committed to putting Superfund sites back into use, such as the Rails-to-Trails Conservancy.
- Developing reuse fact sheets, videos, websites, reuse case studies and Return to Use Demonstration Project summaries to share opportunities and lessons associated with Superfund redevelopment.



All of these efforts have helped build expertise across the Pacific Northwest, making it easier to consider future use of Superfund sites prior to cleanup and easier to identify opportunities for removing reuse barriers. These efforts also help other communities, state agencies, potentially responsible parties and developers better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.

Superfund Reuse: The Big Picture

EPA has placed over 100 sites in Region 10 on the National Priorities List (NPL) since the Superfund program began in 1980. Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans. As of 2013, over 70 NPL sites have either new uses in place or uses that have remained in place since before cleanup. Many of these sites have been redeveloped for commercial, industrial and public service purposes. Others have been redeveloped for residential, recreational, ecological or agricultural uses. In addition, redevelopment of some Superfund sites in Region 10 has helped spark redevelopment of old industrial lands nearby. The following sections take a closer look at the community benefits of businesses located at current and former Superfund sites, as well as the land values and property taxes associated with Superfund sites returned to use following cleanup.



Sites in Reuse and Continued Use: A Closer Look

In Reuse: There is a new land use or uses on all or part of a site; either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.

In Continued Use: Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.

In Reuse and Continued Use: Part of a site is in continued use and part of the site is in reuse.

Region 10 Site Examples

In Reuse: American Crossarm & Conduit, Co. (Washington) – the site of a former wood treating facility now supports a machine and repair shop and a fitness center.

In Continued Use: Teledyne Wah Chang (Oregon) – since 1956, the site has been home to one of the country's largest producers of rare earth metals and alloys.

In Reuse and Continued Use: Commencement Bay, Near Shore/Tidal Flats (Washington) – many long-time businesses and homes remain in place; cleanup spurred the expansion of the Port of Tacoma and set the stage for the construction of a state-of-the-art residential development called "Point Ruston."



Beneficial Effects of Superfund Site Reuse

Businesses and Jobs

EPA has collected economic data for over 75 businesses, government agencies and civic organizations at over 20 sites in reuse and continued use in Region 10. See the State Reuse Profiles (pp. 11-14) for each Region 10 state's reuse details. Businesses and organizations located on these sites fall within several different sectors, including metal manufacturing, wholesale and retail trade, manufacturing, marine cargo handling, petroleum bulk stations and terminals, general freight trucking, and construction.

Businesses, facilities and organizations at these sites include courier and express delivery giant FedEx Ground, superstore Wal-Mart, fabricated metal manufacturer Oregon Iron Works, Inc., the Port of Tacoma, the Oregon Department of Transportation, and the year-round Silver Mountain Resort.

The businesses and organizations located on these sites employ an estimated 2,815 people, contributing an estimated \$138 million in annual employment income with about \$356 million in estimated annual sales. Employee income earned helps inject money into local economies. It also helps generate state revenue through personal state income taxes. In addition to helping local communities by providing employment opportunities, these businesses help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. In addition, most businesses operating on sites in Region 10 generate tax revenues through payment of state, corporate or related taxes. Table 1 provides more detailed information.¹



Pacific Sound Resources
site (Washington)

Region 10 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses Identified
77

Estimated Annual Sales
\$356 million

Number of People Employed
2,815

Total Annual Employee Income
\$138 million

Table 1. Site and business information for Region 10 sites in reuse and continued use (2013)

	Number of Sites	Sites with Identified On-Site Businesses ^a	On-Site Businesses Identified ^{b,c}	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	26	10	41	\$126 million	1,759	\$89 million
In Continued Use	33	8	10	\$13 million	203	\$12 million
In Continued Use and In Reuse ^d	12	5	26	\$217 million	853	\$37 million
Total	71	23	77	\$356 million	2,815	\$138 million

^a Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^c For information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.

^d A site in both continued use and in reuse is one where part of the site is in continued use and part of the site is in reuse. See "Sites in Reuse and Continued Use: A Closer Look" on page 5 of this report for more information about related terms.

¹ Oregon does not require Oregon residents to pay sales tax. For more information, see the Oregon Department of Revenue website: <http://www.oregon.gov/DOR/Pages/index.aspx>.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use may increase in value. This increased value can boost property tax revenues, which help pay for local government operations, public schools, transit systems and other public services. Site properties at the redeveloped Pacific Sound Resources site in Washington together are now valued at over \$15 million.

Identifying increases in property values and local property taxes following cleanup and reuse is challenging due to the availability of historical property values and the difference in timing of events at sites and frequency and timing of property value assessments by local agencies. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund site status. It is also difficult to isolate the effects of Superfund cleanup and reuse using current property values. However, these values do provide insight into the current value of Superfund properties. They also highlight the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

EPA has collected property value tax data for 10 Superfund sites in reuse and continued use in Region 10. These sites span 191 property parcels and 1,148 acres. They have a total property value of \$117 million. Land and improvement property value information is available for nine sites; these properties have a total land value of \$87 million and a total improvement value of \$30 million. Property tax information is available for ten sites.² The properties generate a combined \$3 million in local property taxes.



FMC Corp. (Yakima)
site (Washington)

Region 10 Sites in Reuse: Property Value and Tax Highlights

Total Property Value
\$117 million

Total Annual Property Taxes
\$3 million

Table 2. Property value and tax information for sites in reuse and continued use in Region 10^a

Total Land Value (9 sites)	Total Improvement Value (9 sites)	Total Property Value (9 sites)	Total Annual Property Taxes (10 sites)
\$87 million	\$30 million	\$117 million	\$3 million

^a Results are based on an EPA SRI effort in 2013 that calculated on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2011 to 2013. For additional information, see the "Sources" section of this report.

² Property values consist of land value and the value of any improvements (buildings and infrastructure) on a property. When sites are reused, some or all of these improvements may be new or already be in place. In some cases, the land value and improvement value is not always available; instead, only the total property value may be available.

Beneficial Effects from Enhanced Recreational, Ecological and Cultural Amenities

In addition to hosting office buildings, shopping centers and manufacturing facilities, many Region 10 sites in reuse provide recreational, ecological and cultural resources. While the beneficial effects from some of these reuses, such as new hiking trails or a park, are highly visible, others – such as improved wetland health or increased biodiversity – may become more evident over the long term. These cleanups also create, restore and protect ecosystems, both on site and off site, across Region 10.

The large, wide-open spaces at many Region 10 Superfund sites are well suited for a wide variety of recreational and ecological reuses following cleanup. For example, cleanup of the Oeser Company site in Bellingham, Washington resulted in the restoration of creeks and wetland habitats, as well as enhancement of recreational park trails at the Little Squalicum Park.

The Luke Jensen Sports Park opened on the Boomsnub/Airco site in Vancouver, Washington in 2012. Completed in 2002 at the Spokane Junkyard/Associated Properties site in Spokane, Washington, the Andrew Rypien Field sports complex includes a baseball field and soccer fields, and serves over 4,500 neighborhood children.



Little Squalicum Park (Washington)



Nidoto Nai Yoni “Let it not happen again”
Japanese American Memorial (Washington)

Why Are Wetlands Economically Important?

Wetlands provide a wide variety of benefits to surrounding areas, including flood control, water quality improvement, fish and wildlife habitat and recreational amenities. Replacing the water treatment services they provide with man-made facilities, for example, would be expensive. These benefits are difficult to quantify at the local level, but world-wide, wetlands are estimated to provide \$14.9 trillion in ecosystem services. To learn more, see EPA’s *Economic Benefits of Wetlands* fact sheet, available at:

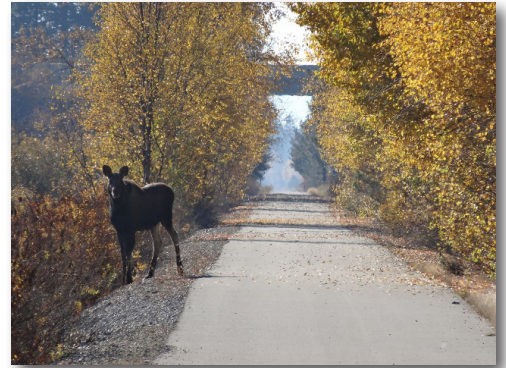
<http://water.epa.gov/type/wetlands/outreach/upload/EconomicBenefits.pdf>.

Cleaned-up Superfund sites in Region 10 also provide regional cultural resources. An example is at the Wyckoff Co./Eagle Harbor site in Puget Sound, Washington. The Bainbridge Island World War II Nikkei Exclusion Memorial Committee undertook the creation of a memorial on the site in honor of the many Japanese-Americans forced into internment camps during World War II. In 2008, Congress and President Bush approved the Bainbridge Island Nidoto Nai Yoni “Let it not happen again” Japanese American Memorial as a satellite unit of Minidoka National Historic Site in Idaho. The memorial opened with a dedication ceremony on August 6, 2011. It includes several walkways through the site and a 276-foot memorial wall, which includes one foot for each relocated resident. Additionally, the cleanup of some sites, such as the Port Hadlock Detachment (USNAVY) site on Indian Island in Washington, has helped local Native American tribes regain access to their tribal fishing grounds. These recreational, ecological and cultural reuses help attract visitors and residents, and indirectly contribute to local economies.

Reuse in Action

Recreational and Commercial Amenities for a Historic Mining Community

The Bunker Hill Mining & Metallurgical Complex Superfund site spans over 21 square miles in a historical mining region of northern Idaho and eastern Washington. More than a century of mining activities contaminated area soils, sediments, surface water and ground water, making the site one of the largest and most complex Superfund sites in the country. EPA added the site to the NPL in 1983 and began extensive cleanup work. Cleanup and ecological restoration around the lead smelter included removal of lead-contaminated soil from lawns and parks, containment of tons of mine tailings, and planting of thousands of trees. Starting in 1987, the City of Kellogg began to pursue commercial and recreational redevelopment opportunities at cleaned up portions of the site. Following cleanup, construction of the Trail of the Coeur d'Alenes was completed. The 72-mile recreational trail allows residents and visitors to explore the unique landscape of Idaho. Additionally, the Silver Mountain Resort, located in Kellogg, includes a luxury hotel, a mixed residential neighborhood and a commercial development. Recreational opportunities at the resort include a waterpark, skiing, hiking trails, and golfing on an 18-hole course. The resort generates an estimated \$7.7 million in annual sales, employs 150 employees and contributes almost \$2 million in estimated annual employment income. Other reuses in the area include the Silver Valley Business Center, which supports a variety of industrial and commercial businesses, and restored ecological lands. In addition, EPA and the Restoration Partnership worked together to convert about 400 acres of agricultural property near the site into healthy wetland habitat. The area is now home to many wetland bird species, including swans and ducks. For more information, see EPA SRI's "[Where You Live](#)" page.



New State Agency Offices and Commerce Park

Metal pipe manufacturing took place at the Northwest Pipe & Casing/Hall Process Company Superfund site, in Clackamas, Oregon from 1956 to 1985. Improper waste disposal activities at the 53-acre site contaminated area soil, surface water and ground water. EPA added the site to the NPL in 1992. Following cleanup, local government agencies and businesses showed interest in a wide array of redevelopment opportunities on the site. Today, the site hosts a variety of thriving reuses, including large industrial manufacturing companies, commercial businesses and state government facilities. Oregon Iron Works operates its headquarters on a 30-acre portion of the site purchased by the Clackamas County Development



Agency in 2005. The business employs about 250 employees and generates an estimated \$100 million in revenue annually. The Oregon Department of Transportation (ODOT) operates a warehouse, offices, an equipment yard and a greenhouse on the site, employing about 100 workers and contributing approximately \$3.5 million in annual employment income. Additionally, ODOT is constructing a highway across the site as part of the Sunrise Corridor Project that will relieve regional traffic congestion. An additional seven light industrial and commercial businesses operate out of the Clackamas Commerce Park. Together, businesses at this on-site business park employ about 67 people and contribute about \$4 million in annual employment income. Estimated 2013 business sales reached over \$16 million. For more information, see EPA SRI's "[Where You Live](#)" page.

Port of Seattle Expansion and Jack Block Park

The 83-acre Pacific Sound Resources (PSR) Superfund site is located on the south shore of Elliott Bay on the Puget Sound in Seattle, Washington. From the turn of the century until 1994, an on-site wood treating facility released hazardous wastes to the ground and marine environment. EPA listed the site on the NPL in 1994. Later that year, with a Prospective Purchaser Agreement in place, the Port of Seattle purchased a 25-acre portion of the site. In 1998, following cleanup, the Port opened a redesigned, expanded container cargo terminal and a public shoreline access area on the site. Today, Terminal 5 is one of the Port's largest container handling and storage facilities. The integration of rail into terminal cargo shipping operations helped reduce the terminal's dependency on truck transport of ship cargo, thus lowering the Port's overall carbon footprint and improving local air quality.

In busy periods, nearly 500 workers may be supporting cargo transfer operations at the terminal. Following cleanup, the Port also worked with federal, state and City of Seattle agencies to create the 5.8-acre Jack Block Park. The park provides pedestrian and walking trails, access to the Elliott Bay shoreline for boaters, and impressive views of the Seattle skyline, Puget Sound and shipping activity at Terminal 5. For more information, see EPA SRI's "[Where You Live](#)" page.



FedEx Ground

The Reynolds Metals Company Superfund site spans over 700 acres and is located about 20 miles east of Portland, Oregon, and just over one mile north of the City of Troutland. From the 1940s until 2000, the Reynolds Metals Plant operated an aluminum smelting facility on 80 acres of the site. Smelting activities resulted in the contamination of ground water, surface water, sediments and soils. EPA listed the site on the NPL in 1994. Alcoa purchased the property in 2000, began demolition of the plant in 2003, and sold the property to the Port of Portland in 2008. Later that year, after cleanup and extensive collaboration between EPA and site stakeholders, FedEx bought 78 acres of the site property. During summer 2010, FedEx opened a 447,000-square-foot regional distribution center on the site. The \$130-million-dollar distribution center employs 750 people and contributes nearly \$28 million in estimated annual income to the local economy. Looking to the future, the Port of Portland plans to develop an additional 280 acres of the site property for industrial uses. The Port will set aside the rest of the land for infrastructure, open space, wetlands and a recreational trail. For more information, see EPA SRI's "[Where You Live](#)" page.



State Reuse Profile: Alaska

EPA partners with the Alaska Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in Alaska. As of 2013, Alaska had eight Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for one business operating on one site in reuse and continued use in Alaska. Pioneer Glass, Inc. employs seven people, contributes an estimated \$0.3 million in annual employment income and has about \$1 million in estimated annual sales.

Table 3. Detailed site and business information for Superfund sites in reuse and continued use in Alaska (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales ^a	Total Employees	Total Annual Employee Income
In Reuse	3	-	-	-	-
In Continued Use	2	-	-	-	-
In Continued Use and In Reuse	3	1	\$1 million	7	\$0.3 million
Total	8	1	\$1 million	7	\$0.3 million

^a Six sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse or continued use in Alaska.

Did You Know?

The 76,000-acre Adak Naval Air Station (NAS) site is located on Adak Island, near the western end of Alaska's Aleutian Islands. Completed and ongoing cleanup of the site by the Navy provides economic and ecological benefits to the area. The island is a federally-designated wilderness area and is part of the Alaska Maritime National Wildlife Refuge. A wide variety of marine mammals and birds inhabit the near-shore areas. Commercial fish processing and tourism bring additional people to the island. The Adak Reuse Corporation is marketing the island to commercial fishing fleets and other businesses operating in the area.



(Source: Alaska Department of Environmental Conservation's Adak web page)

State Reuse Profile: Idaho

EPA partners with the Idaho Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Idaho. As of 2013, Idaho had six Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for six businesses and organizations operating on four sites in reuse and continued use in Idaho. The businesses and organizations employ about 430 people, contribute an estimated \$10 million in annual employment income and have about \$9 million in estimated annual sales.

Table 4. Detailed site and business information for Superfund sites in reuse and continued use in Idaho (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
In Reuse	-	-	-	-	-
In Continued Use	5	3	-	82	\$5 million
In Continued Use and In Reuse	1	3	\$9 million	350	\$5 million
Total	6	6	\$9 million	432	\$10 million

^a Two sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

^b Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

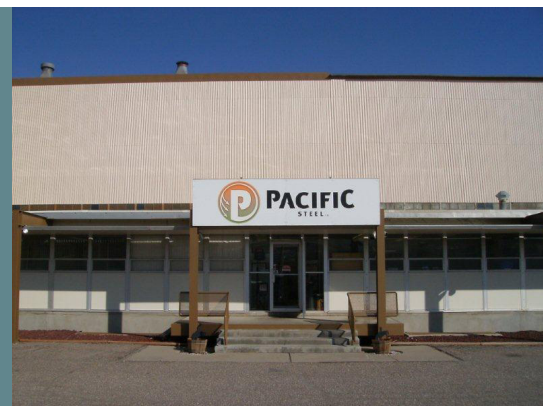
Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse or continued use in Idaho.

Did You Know?

Cleanup of the 17-acre Pacific Hide & Fur Recycling Co. site in Pocatello, Idaho enabled the continued operation of a metal salvaging business at the site. Today, Pacific Steel & Recycling, Inc. is 100 percent employee-owned and employs seven people, contributing over \$280,000 in estimated annual employment income.



State Reuse Profile: Oregon

EPA partners with the Oregon Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Oregon. As of 2013, Oregon had 13 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 30 businesses and organizations operating on six sites in reuse and continued use in Oregon. The businesses and organizations employ about 1,300 people, contribute an estimated \$59 million in annual employment income and have about \$128 million in estimated annual sales.

Table 5. Detailed site and business information for Superfund sites in reuse and continued use in Oregon (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	8	28	\$124 million	1,259	\$57 million
In Continued Use	5	2	\$4 million	35	\$2 million
In Continued Use and In Reuse	-	-	-	-	-
Total	13	30	\$128 million	1,294	\$59 million

^aOne site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse or continued use in Oregon.

Did You Know?

Cleanup of the Martin-Marietta Aluminum Co. site in The Dalles, Oregon has resulted in the successful industrial and commercial redevelopment of the area. Today, 16 businesses operate in a new on-site industrial park, including an aluminum smelting facility, engineering, law and dental offices, and numerous other businesses. Site businesses employ 66 people, contributing an estimated \$4 million in estimated annual employment income.



State Reuse Profile: Washington

EPA partners with the Washington Department of Ecology to oversee the investigation and cleanup of Superfund sites in Washington. As of 2013, Washington had 44 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 40 businesses and organizations operating on 12 sites in reuse and continued use in Washington. The businesses and organizations employ about 1,080 people, contribute an estimated \$69 million in annual employment income and have about \$218 million in estimated annual sales.

Table 6. Detailed site and business information for Superfund sites in reuse and continued use in Washington (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	15	13	\$2 million	500	\$32 million
In Continued Use	21	5	\$9 million	86	\$5 million
In Continued Use and In Reuse	8	22	\$207 million	496	\$32 million
Total	44	40	\$218 million	1,082	\$69 million

^aEighteen sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for ten Superfund sites in reuse and continued use in Washington. These sites span 191 property parcels and 1,148 acres. They have a total property value of \$117 million. Property value information is available for nine sites. Together, the site properties have a total land value of \$87 million and a total improvement value of \$30 million. Property tax information is available for ten sites. The site properties generate a combined \$3 million in local property taxes.

Table 7. Property value and tax information for sites in reuse and continued use in Washington

Total Land Value (9 sites)	Total Improvement Value (9 sites)	Total Property Value (9 sites)	Total Annual Property Taxes (10 sites)
\$87 million	\$30 million	\$117 million	\$3 million

Did You Know?

In 2011 and 2012, the City of Vancouver established the 20-acre Luke Jensen Sports Park over a portion of the Boomsnub/Airco site in Vancouver, Washington. The park includes Little League sports fields, batting cages and a walking trail. Commercial businesses, residential development and other industrial operations are also located within the site.



Reuse on the Horizon

Transformation from Smelter to Mixed-Use Community Asset

The Asarco Inc. (Asarco Tacoma Smelter) site is located in Ruston and Tacoma, Washington on Commencement Bay. It is part of the Commencement Bay/Nearshore Tideflats Superfund site. Like many ports across the country, the shores of Commencement Bay have long been home to industry. From 1890 to 1985, Asarco used the site to smelt and refine lead and copper. These activities resulted in the release of metals into the soil, air, bay surface water and ground water. In 1983, EPA listed the site on the NPL.

The cleanup and redevelopment of the 67-acre Asarco Tacoma Smelter site is a model of cooperation between EPA, the local community and a land development company. After public meetings, Asarco and EPA developed a comprehensive plan for cleanup that incorporated local redevelopment ideas. In 2006, Point Ruston, LLC purchased the property and agreed to take over the cleanup of the site. Cleanup activities included cleaning up the Asarco smelter, capping the project area, cleaning up offshore sediments, excavating shallow contaminated sediments and armoring the shoreline against erosion.

Following cleanup, the stage was set for the transformation of the former smelter into Point Ruston, a planned mixed-use development to include a range of housing options, commercial and recreational amenities. Thirty-six single-family houses have now been constructed on the upper portion of Stack Hill, the 12-acre bluff overlooking the site where the 572-foot tall Asarco smokestack previously stood. The 173-unit Copperline Apartment complex opened on site in spring of 2013, and the Copperline Condominium complex is scheduled to open in 2014, with most units already under contract. The residences will offer elegant waterfront views and state of the art amenities. Construction on the site focuses on environmental stewardship and sustainable development practices. Every home on Stack Hill will be dual certified Built Green® and Energy Star®.

Once complete, Ruston's urban village, named the Shops at the Waterwalk, will include retail shops, boutiques, restaurants, cafes and a nine-screen multiplex theater topped with apartments. Proudly featured on the waterfront will be the Silver Cloud at Point Ruston, a 175-room 4-star waterfront hotel including a restaurant and lounge, pool and conference facilities. The Grand Plaza will host community activities, such as art walks, farmer's markets and special neighborhood events. Plans also include preserving roughly half of Point Ruston's acreage as open public space. For more information, see EPA SRI's ["Where You Live"](#) page.



Conclusion

EPA works closely with its partners at Superfund sites across Region 10 to make sure that sites can be reused safely and protectively following cleanup. EPA also works with existing businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open. The businesses and organizations operating on these sites provide jobs and income for communities. They help generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. As of 2013, Region 10 had over 70 NPL sites where new uses were in place or continued uses were ongoing. Future uses are planned for many more Superfund sites in Region 10, including at least one site in each of the four Region 10 states. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in the Pacific Northwest Region.



Wyckoff Co./Eagle Harbor site (Washington)

The reuse of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, state agencies, local governments, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments or plans, RfR Determinations, comfort letters or partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Results from across Region 10 indicate that these efforts are well worth it. Superfund sites are now home to large commercial and residential developments, mid-sized developments providing services to surrounding communities, and diverse small businesses. EPA is committed to working with all stakeholders, using both “tried-and-tested” tools as well as new and innovative approaches, to support the restoration and renewal of these sites as long-term assets for communities in the Pacific Northwest.

EPA Resources for Superfund Site Reuse

EPA Region 10 Superfund Redevelopment Initiative Coordinator
Kira Lynch | 206-553-2144 | lynch.kira@epa.gov

EPA Region 10 Superfund Sites in Reuse Website: list of Superfund sites in reuse for each state in Region 10.
<http://www.epa.gov/superfund/programs/recycle/live/region10.html>

SRI Website: tools, resources and more information about Superfund site reuse.
<http://www.epa.gov/superfund/programs/recycle/index.html>

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns.
<http://cfpub.epa.gov/compliance/resources/policies/cleanup/superfund/>

Sources

Business, Job and Sales Information

The Hoovers/Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. Hoovers/D&B provides information on businesses and corporations. It maintains a database of over 179 million companies using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data. To determine the annual wages (mean annual) earned from jobs generated by each of the businesses identified, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Business and employment data were collected in 2013. Annual employment income is based on job data estimated in 2013 using BLS average weekly wage data for those jobs from 2012 (the latest available data). All figures presented have been rounded for the convenience of the reader. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Property Value and Tax Information

Property value and property tax results are based on an EPA SRI effort in 2013 that calculated on-site property values and property taxes for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor data sets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2011 to 2013. All figures presented have been rounded for the convenience of the reader.

Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based on available EPA resources, including SRI reuse snapshots, SRI Return to Use Demonstration Project fact sheets and case studies. Business and property value data included in these write-ups reflect the latest data available. Links to EPA's SRI reuse snapshots as well as the case studies are included below.

SRI Reuse Snapshots

<http://www.epa.gov/superfund/programs/recycle/live/region10.html>

SRI Return to Use Demonstration Project Fact Sheets

2011. Reynolds Metals Superfund Site (Updated February 2014).

<http://www.epa.gov/superfund/programs/recycle/pdf/rtu11-reynoldsmetals.pdf>

SRI Case Studies

Pacific Sound Resources. 2013. Reuse and the Benefit to Community: Pacific Sound Resources Superfund Site.

<http://www.epa.gov/superfund/programs/recycle/pdf/psr-success.pdf>

SRI Celebrating Success Fact Sheets

Bunker Hill site. 2009.

<http://www.epa.gov/superfund/programs/recycle/pdf/bunkerhill10yr.pdf>

Boomsnub/Airco site. 2014.

<http://www.epa.gov/superfund/programs/recycle/pdf/boomsnub-airco-success.pdf>

Other SRI Resources

Commencement Bay Nearshore/Tideflats site.

Redevelopment of the Commencement Bay Nearshore/Tideflats Site Tacoma, Washington. February 2004.

<http://www.epa.gov/superfund/programs/recycle/pdf/commence.pdf>

Other Resources

Silver Mountain Resort website, accessed June 18, 2014.

<http://www.silvermt.com>

Point Ruston website, accessed June 20, 2014.

<http://www.pointruston.com>



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